



**Wraysbury, Berkshire**

Guide £950,000 *Freehold*

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**B. S. BENNETT**

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An extremely well presented four/five bedroom detached family home with open aspect views to the front. Offering truly spacious modern living with a large rear garden that extends approximately 36m (119 ft). Comprises entrance hall, cloakroom, fitted kitchen/breakfast room, utility room, dining/reception room, reception/bedroom 5, sitting room opening to a study/reception leading out to a paved patio and the westerly facing rear garden, four first floor bedrooms, main bedroom with a separate dressing room (plumbing available to provide en suite), WC, shower room and a family bathroom, integral drive-through garage and an extensive block paved driveway providing parking for several vehicles. Situated in a most sought after road just a short drive from the Village Centre with its local amenities and Railway station providing excellent links into London Waterloo. Energy rating: C

### Summary:

Covered entrance | entrance hall | cloakroom | sitting room | kitchen/breakfast room | dining/reception | study | reception/bedroom 5 | utility room | 4 first floor bedrooms | WC | shower room | family bathroom | large rear garden | integral drive through garage | extensive driveway parking | gas central heating | double glazed windows









### Location:

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Sunnymeads station just a five minute walk, providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

### Local Authority:

Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

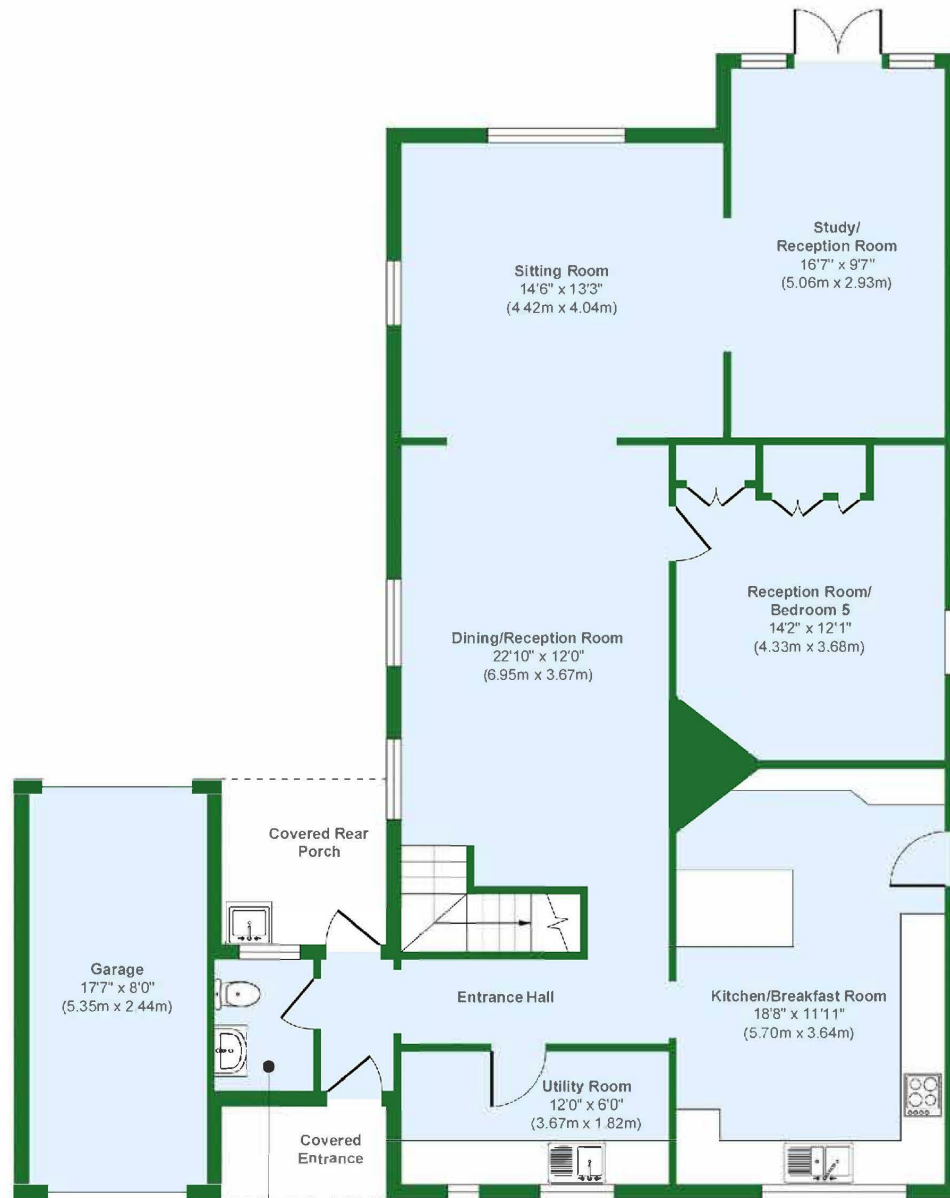
Council Tax Band: F

Payable 2023/2024: £2,336.63

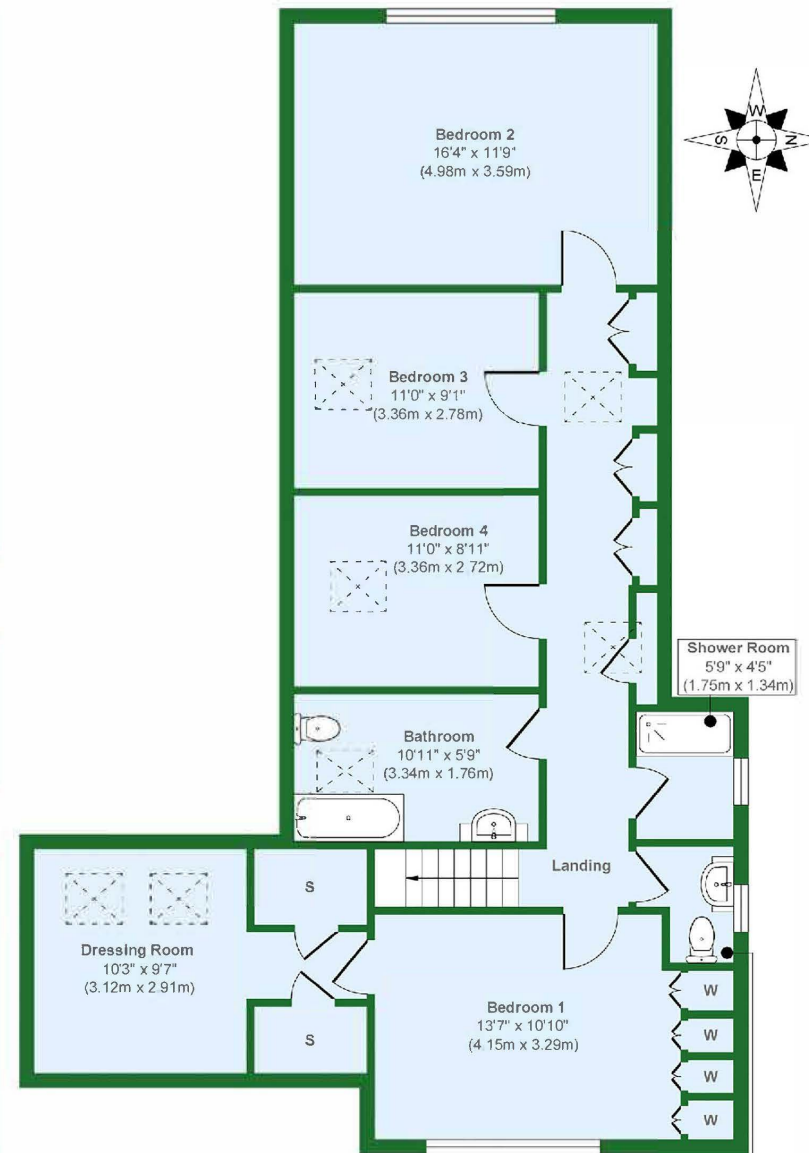








**Ground Floor**  
 Approximate Floor Area  
 1226 sq. ft  
 (113.90 sq. m)



**First Floor**  
 Approximate Floor Area  
 992 sq. ft  
 (92.21 sq. m)



**Approx. Gross Internal Floor Area 2218 sq. ft / 206.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property





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